



| LINE TABLE | | | | |
|------------|-------------|---------|--|--|
| LINE | BEARING | LENGTH | | |
| L1 | S00°31'23"E | 20.89' | | |
| L2 | N89°28'37"E | 160.37' | | |
| L3 | S00°31'22"E | 238.29' | | |
| L4 | S89°03'04"W | 345.53' | | |
| L5 | S00°31'22"E | 105.43' | | |
| L6 | S89°02'15"W | 69.50' | | |
| L7 | N89°02'15"E | 25.65' | | |
| L8 | N00°31'22"W | 105.44' | | |
| L9 | N89°03'04"E | 151.46' | | |
| L10 | N00°31'22"W | 114.37' | | |
| L11 | N00°31'23"W | 28.97' | | |
| L12 | S89°28'37"W | 151.26' | | |
| L13 | N00°31'22"W | 194.62' | | |
| L14 | N89°03'04"E | 130.07' | | |
| L15 | S00°31'22"E | 113.89' | | |
| L16 | N89°28'37"E | 94.38' | | |
| L17 | S45°31'23"E | 59.72' | | |
| L18 | N45°31'23"W | 65.87' | | |
| L19 | S89°28'37"W | 103.35' | | |
| L20 | S44°28'38"W | 10.39' | | |
| L21 | N45°31'22"W | 10.43' | | |
| L22 | N89°28'37"E | 8.15' | | |
| L23 | S89°28'37"W | 10.31' | | |
| L24 | S89°28'38"W | 24.00' | | |
| L25 | N00°31'22"W | 10.00' | | |
| L26 | N89°28'38"E | 24.00' | | |
| L27 | S89°15'06"E | 129.04' | | |
| L28 | N89°24'35"E | 311.36' | | |
| L29 | S89°24'35"W | 311.21' | | |
| L30 | N89°15'06"W | 129.20' | | |
| L31 | N89°59'22"E | 136.50' | | |
| L32 | N87°16'53"E | 89.14' | | |
| L33 | N89°59'22"E | 91.41' | | |
| L34 | N87°25'30"E | 32.94' | | |
| L35 | S86°19'46"W | 192.53' | | |
| L36 | S89°02'15"W | 95.83' | | |
| L37 | S87°16'53"W | 119.24' | | |
| L38 | S00°56'56"E | 13.33' | | |
| L39 | S89°03'04"W | 10.00' | | |
| L40 | N00°56'56"W | 13.33' | | |
| L41 | N00°31'23"W | 10.06' | | |
| L42 | N89°28'37"E | 20.00' | | |
| L43 | S00°31'23"E | 9.94' | | |
| L45 | N00°31'23"W | 286.50' | | |
| L46 | N25°26'23"W | 69.62' | | |
| L47 | N25°26'23"W | 81.33' | | |
| L48 | N00°31'23"W | 289.81' | | |
| L49 | N00°56'56"W | 16.00' | | |
| L50 | N89°03'04"E | 15.00' | | |
| L51 | N00°56'56"W | 16.58' | | |
| L52 | S00°31'23"E | 17.96' | | |
| L53 | N89°28'37"E | 15.00' | | |
| L54 | S00°31'23"E | 17.96' | | |
| L55 | N89°30'46"E | 28.49' | | |
| L56 | N00°29'14"W | 15.00' | | |
| L57 | N89°47'18"E | 28.47' | | |
| L58 | N00°29'14"W | 27.82' | | |
| L59 | N89°30'46"E | 15.00' | | |
| L60 | N00°29'14"W | 27.74' | | |

| CURVE TABLE | | | | |
|-------------|------------|---------|--------|---------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING |
| C1 | 90°00'00" | 20.00 | 31.42 | N45°31'23"W |
| C2 | 90°00'00" | 44.00 | 69.12 | S45°31'22"E |
| C3 | 89°34'22" | 20.00 | 31.27 | N44°15'51"E |
| C4 | 89°33'37" | 20.00 | 31.26 | S44°15'26"W |
| C5 | 89°34'27" | 20.00 | 31.27 | S44°15'51"W |
| C6 | 29°40'00" | 124.00 | 64.21 | S15°30'22"W |
| C7 | 22°57'41" | 150.03 | 78.45 | N15°30'22"W |
| C8 | 90°00'01" | 20.00 | 31.42 | S45°31'22"E |
| C9 | 89°34'27" | 20.00 | 31.27 | S44°15'51"W |
| C10 | 90°25'33" | 20.00 | 31.56 | N45°44'09"W |
| C11 | 29°05'42" | 148.00 | 75.16 | S15°04'13"E |
| C12 | 119°05'42" | 20.00 | 41.57 | N29°58'47"E |
| C13 | 24°21'31" | 1570.00 | 74.22 | S89°38'08"W |
| C14 | 24°2'28" | 1575.00 | 74.44 | S87°41'00"W |
| C15 | 120°05' | 1440.00 | 33.55 | N87°56'56"E |

VICINITY MAP

N.T.S.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

WHEREAS KREATIVE KIDS ACADEMY, LLC. is the owner of a tract of land out of the P.W. Hobbs Survey, Abstract No. 407, in the City of Frisco, Collin County, Texas, being all of Lot 3, Block A of Lots 1R, 2 and 3, Block A, A.T.T. Addition, an addition to the City of Frisco according to the plat thereof recorded in Cabinet 2008, Page 437 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the west right-of-way line of Coit Road (120' ROW at this point) for the northeast corner of said Lot 3.

THENCE with said west right-of-way line, the following courses and distances to wit:
South 00°31'22" East, a distance of 297.01 feet to a 5/8" iron rod found for corner;
South 03°17'28" West, a distance of 150.33 feet to a 5/8" iron rod found for corner;
South 00°31'22" East, a distance of 200.00 feet to a 5/8" iron rod found for corner;
South 44°15'26" West, a distance of 56.79 feet to a 5/8" iron rod found for corner in the north right-of-way line of Eldorado Parkway (variable width ROW);

THENCE with said north right-of-way line, the following courses and distances to wit:
South 89°02'15" West, a distance of 297.01 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left with a radius of 1570.00 feet, a central angle of 2°31'35", and a chord bearing and distance of South 87°46'26" West, 69.22 feet;
Southwesterly, with said curve, an arc distance of 69.23 feet to a 5/8" iron rod found for corner;
South 82°30'35" West, a distance of 150.00 feet to a 5/8" iron rod found for corner;
South 86°19'46" West, a distance of 47.86 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right with a radius of 1440.00 feet, a central angle of 1°20'33", and a chord bearing and distance of South 87°00'02" West, 33.74 feet;
Southwesterly, with said curve, an arc distance of 33.74 feet to a 5/8" iron rod found for corner in the east line of said Lots 1R, 2 and 3, Block A, A.T.T. Addition;

THENCE with said east line, North 00°31'22" West, a distance of 709.08 feet to a 5/8" iron rod found for the northeast corner of said Lot 2 and being in the south line of a tract of land described in deed to the Frisco Independent School District recorded in Volume 5392, Page 5332 of the Land Records of Collin County, Texas;

THENCE with said south line, North 89°03'05" East, a distance of 440.38 feet to the POINT OF BEGINNING and containing 301,776 square feet or 6.9278 acres of land.

Bearing system based on the monuments found in the west line of Coit Road according to the plat of Lots 1R, 2 and 3, Block A, A.T.T. Addition, an addition to the City of Frisco according to the plat thereof recorded in Cabinet 2008, Page 437 of the Map Records of Collin County, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KREATIVE KIDS ACADEMY, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described property as **LOTS 3R AND 4, BLOCK A, AT&T ADDITION** an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

KREATIVE KIDS ACADEMY, LLC. do herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purposes of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking." The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

DRAINAGE AND DETENTION EASEMENT
(Above Ground Detention)

THE STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF FRISCO §

This plat is hereby adopted by the Owners and approved by the City of Frisco (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ day of _____, 2009.

APPLICANT:
Kreative Kids Academy, LLC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779

OWNER:
Kreative Kids Academy, LLC

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. 972-335-3580
Fax No. 972-335-3779

By: _____
Jude Ndudi
Member

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Jude Ndudi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2009.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the _____ day of _____, 2009.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2009.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED this the _____ day of _____, 2009 by the Planning and Zoning Commission of the City of Frisco, Texas.

PLANNING AND ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

THE PURPOSE OF THIS REPLAT IS TO DIVIDE ONE LOT INTO TWO AND TO DEDICATE FIRELANE, UTILITY AND ACCESS EASEMENTS

REPLAT
LOTS 3R AND 4, BLOCK A
AT&T ADDITION

BEING A REPLAT OF LOT 3, BLOCK A
LOTS 1R, 2 AND 3, BLOCK A, AT&T ADDITION
RECORDED IN CABINET 2008, PAGE 437
MAP RECORDS, COLLIN COUNTY, TEXAS

BEING 6.9278 ACRES OUT OF THE
P.W. HOBBS SURVEY, ABSTRACT NO. 407
CITY OF FRISCO, COLLIN COUNTY, TEXAS
CITY OF FRISCO PROJECT NO. SPRP09-0002

DATE : March 10, 2009

KHA JOB NO. 69302100

SHEET 1 OF 1